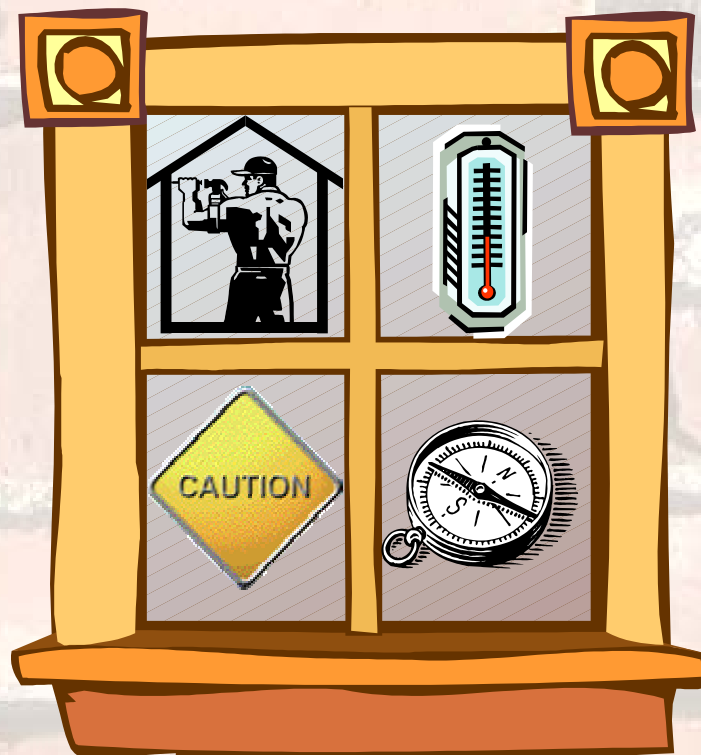




# CHESTERFIELD COUNTY PLANNING DEPARTMENT

## 2002 CHESTERFIELD COMMUNITIES REPORT



Providing a First Choice Community Through Excellence in Public Service

# Chesterfield County Planning Department

## MISSION STATEMENT

Planning today to sustain, build, and enhance Chesterfield County. We will accomplish our mission by:

- Promoting orderly growth
- Achieving quality economic development
- Shaping the aesthetic and design character of the County
- Protecting valuable natural, historic, and cultural resources
- Enhancing the health of existing and future neighborhoods

## VALUES/GUIDING PRINCIPLES

- Maintain high integrity and make professional, unbiased decisions
- Value individual property rights by balancing community objectives and neighboring property rights
- Value public participation, diversity, innovation, personal initiative, and teamwork
- Be results and implementation oriented
- Support and develop knowledgeable, motivated and committed employees
- Maintain a commitment to quality customer service for existing and future generations

### PLANNING DEPARTMENT INFORMATION

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## Report Highlights and Key Findings

- Population growth countywide was 2.4% per year from 1990 to 2002. Some communities had slight declines in population (Bon Air and Reams). Other communities had strong growth, exceeding 5% per year (Spring Run and Woodlake).
- 88% of single family houses countywide were owner occupied in 2001. Owner occupancy ranged from 71% in Ettrick, to 96% in Salisbury.
- Communities with the lowest owner occupancy rates also have the lowest median resale house prices.
- The typical (median) single family house in Chesterfield County is 1,774 square feet and 18 years old.
- The average rate of housing growth countywide was approximately 3% in 2001.
- Multi-family housing permit activity was 128% greater in 2001 than the yearly average of the previous decade.
- Henning experienced a 91% increase in the number of multi-family units, due to one project.
- Existing residential zoning on dispersed vacant properties throughout the county provides significant development potential. The number of housing units countywide could increase by almost 50%, without any further rezoning. This would be roughly equivalent to ten new residential developments the size of Brandermill.
- The countywide median sales price for all houses was \$140,000.
- The countywide median sales price for new houses was \$181,000.
- The countywide median sales price for resale houses was \$129,950.
- Countywide single family residential assessments increased an average of 4.5% per year from 1997 to 2001, and 5.8% from 2000 to 2001.
- At the end of 2001, approximately 52,500 students, or 19.7% of the total county population, were enrolled in Chesterfield County public schools. About 7,700 school-aged children (12.7%) were not enrolled in county public schools.
- Almost half the businesses in Chesterfield County are located in residences. Communities with many home-based businesses have low crime rates, greater than average amounts of money spent on home maintenance and reinvestment, and low to average residential code enforcement complaint rates.

# Report Summary

## OVERVIEW

Over the past several years Chesterfield County agencies, citizens and elected and appointed officials have recognized the need to focus resources on neighborhoods in an effort to keep them healthy. The Planning Department has focused comprehensive planning efforts on neighborhood and community activities. The Police Department has established community policing programs and substations. The Board of Supervisors instituted the Community Enhancement Program. Many other county departments have been making additional efforts to work towards making neighborhoods healthy and vital.



In order to know where we should be going, we need to know where we are and how we are doing. The **Chesterfield Communities Report** examines the relative health and well-being of 25 individual county "communities." Communities are smaller geographic areas that contain neighborhoods and have their own distinct features and boundaries. This report provides an overview of the trends, strengths, and challenges facing each Chesterfield community. This report allows comparison between different parts of the county, and provides simple pictures of large-scale issues. This report is the fourth annual edition of the report formerly known as the "State of Chesterfield County's Communities" report.

## METHODOLOGY

This report uses data from calendar year 2001, except where noted. Numbers used throughout the report are rounded. Community boundaries were identified using public school attendance boundaries, shopping center locations, community institutions, and travel patterns. Each community incorporates many neighborhoods, which helps to depict overall trends and to reduce data errors associated with very small geographic areas. Community boundaries used in this report are identical to those used in previous reports.

## ACCURACY

Data and maps contained in this report are believed to be accurate and reliable. Data included in this report was collected from various Chesterfield County departments. Data accuracy and reliability vary by department. However, this report uses original source data believed to be accurate and reliable. County departments provided data sets to the Planning Department, typically in the form of large address databases. Data was converted (geocoded) to represent locations and patterns of various attributes, and analyzed. Data sets used in this report resulted in an average error rate of approximately 1%.

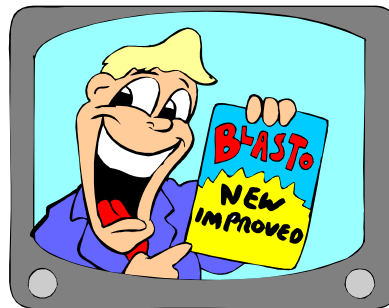
On average, 1% of the addresses in each data set could not be geographically located (due to incorrect address information, confidentiality requirements, address changes, out of county addresses, etc.).

Maps for community analysis were created by the Planning Department using Arc-View GIS (geographic information systems) and county data. Due to the large size of the county (446.5 square miles) and the small size of maps (8.5" x 11"), categories and boundaries are generalized. The average error for any given map point is approximately five feet. In other words, any spot on a map will be, on average, accurate to within approximately five feet of its actual location on the ground.

### COMMUNITY FEATURES MAPS

The first page of each individual community profile is map showing major community features and boundaries. These maps have been improved to show:

- Highways and major road names
- Major subdivisions
- Parks and recreational areas
- Significant historical features
- Key employers/employment centers
- Major shopping centers
- Fire stations
- Public schools
- Post offices



### REPORT IMPROVEMENTS

Countywide and community specific data has been expanded to provide more detailed information, especially for housing characteristics. This report includes several new data features:

- Housing density
- Multi-family housing
- Age of housing
- Single family house sizes
- Residential code enforcement
- New single family housing building permits
- New multi-family housing building permits
- Residential development potential
- Single family housing sales prices
- Home-based business data



## **COMMUNITY NAME CHANGES: BENSLEY IS NOW JEFFERSON DAVIS NORTH**

The Bensley Community name has been changed to "Jefferson Davis North," to avoid confusion with shared community features in that community and adjoining communities.



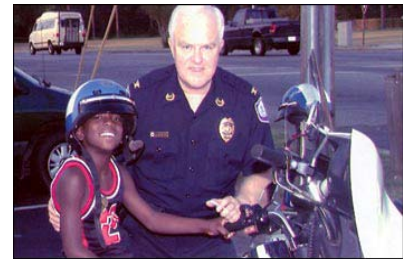
### **SCHOOL ACHIEVEMENT INDICATORS**

Due to confidentiality requirements, certain public school information contained in last year's report is no longer available for specific communities. Data formerly provided on a address-specific basis is no longer available to the Planning Department. This data included results of End of Course Exams and Standards of Learning Tests, as well as student truancy and suspension information.

Publicly available test results and other public school performance indicators do not correspond to the geographic boundaries established for this report. For this reason, such information is not directly comparable to other report data and has been omitted. School achievement information for individual schools may be obtained directly from the School Board website ([www.chesterfield.k12.va.us](http://www.chesterfield.k12.va.us)).

### **NEIGHBORHOOD AND BUSINESS WATCHES**

The 2001 State of Chesterfield Communities Report included information about the number of neighborhood and business watches in each community. This information is not provided this year, since the mere existence of a neighborhood or business watch organization is not a reliable or accurate indicator of the effectiveness of the group. Information on watch groups may be obtained from Police Department Crime Prevention section, at (804) 748-1265.



### **FIND OUT MORE!**

The full report is available in color, on the Planning Department website ([www.chesterfield.gov/plan](http://www.chesterfield.gov/plan)). This website has extensive information resources for planning, demographic, economic, census, and development issues.



## ACKNOWLEDGEMENTS

Many persons contributed to the creation of this report. Without their invaluable assistance and expertise, this report would not have been possible.

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